

North Norfolk District Council

Sustainability Appraisal Adoption Statement North Norfolk Local Plan 2024- 2040

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Sustainability Appraisal (SA) Adoption Statement, incorporating Habitats Regulations Assessment (HRA) Statement

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1. Purpose of this Document

- 1.1 In accordance with [Article 9 of Directive 2001/42/EC](#) of the European Parliament, this Sustainability Appraisal (SA) Adoption Statement responds to the adoption of the North Norfolk Local Plan 2024-2040 (December 2025) and satisfies its post adoption (Stage E) requirements for Sustainability Appraisals (SA)/ Strategic Environmental Assessment (SEA) by:
- Summarising how environmental (and sustainability) considerations have been integrated into the Plan.
 - How the SA has been taken into account during the preparation of the Plan.
 - How opinions expressed through public and other consultations have been taken into account.
 - The reasons for adopting the plan in the light of other reasonable alternatives.
 - Setting out the means of monitoring the Plan.
- 1.2 The SA Adoption Statement also confirms that the North Norfolk Local Plan 2024-2040 fulfils the requirements of [Article 6\(63\) of the EU Habitats Directive and Conservation of Habitats and Species 2017](#) (as amended). The Habitats Regulations Assessment (HRA) was undertaken with regard to the [Conservation Objectives of European Sites](#), and with reference to other plans and projects that could give rise to any potential significant effects for any European Site.

2. Introduction and Context

- 2.1 A Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of local plans and spatial development strategies, with the purpose of promoting sustainable development by, assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. [Regulation 26 of the Town and Country Planning \(Local Planning\) \(England\) Regulations \(2012\)](#) requires a Local Planning Authority to make the final SA report available alongside the adopted Local Plan.
- 2.2 Carrying out a SA is a means of determining the most important environmental, social and economic factors in relation to an area, and testing the emerging planning policy document against those, with the aim of assessing the plan and seeking ways in which it might be improved or mitigated. It is intended to be applied as an iterative process which informs the development of the plan, carried out as a series of stages as the plan is developed over time.

- 2.3 [The Planning and Compulsory Purchase Act](#) (notably sections 19 and 39) requires Local Planning Authorities (LPAs) to carry out SAs during plan preparation with the objective of contributing to the achievement of sustainable development. Strategic Environmental Assessments (SEA) are incorporated into the requirement for completing SAs. This is reiterated in the National Planning Policy Framework (NPPF). Both the SA and SEA requirements were met through a single integrated process (referred to as SA), with the method and findings described and updated in a number of SA reports, published on the Council's website.
- 2.4 The North Norfolk Local Plan 2024-2040 has been subject to a continuous SA and SEA process. All of these documents can be found in the Council's online [local plan examination library](#).
- 2.5 The new Local Plan replaces the policies and site allocations within the previous adopted Core Strategy and Site Allocations development plan documents. It sets out the Council's Vision and Objectives related to environmental, social and economic outcomes and policies for securing delivery of the Council's ambitions for North Norfolk.
- 2.6 The Plan accommodates future population, housing and economic growth with objectives split into five themes of climate resilient sustainable development, protecting the natural and built heritage of the district, meeting housing needs, enabling economic growth and delivering healthy communities. The Plan has been prepared to take account of the wider corporate strategies of the Council (such as the Corporate Plan); and new and updated evidence base documents.

3. Statement on Habitat Regulations Assessment

- 3.1 The North Norfolk Local Plan was also required to be subject to Habitats Regulations Assessment (HRA) under the Conservation of Habitats and Species Regulations 2017 (as amended). The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European designated site for nature conservation and to ascertain whether it would adversely affect the integrity of that site.
- 3.2 The HRA process for the Local Plan was undertaken and reported on separately from the SA. Informal consultation took place with Natural England between April 2017 – May 2017 to inform the HRA Draft Scoping Report (May 2017) [[EL B12](#)], which considered all of the information relevant to the assessment of the emerging plan through the review of the current Core Strategy and Site Allocations documents to provide the background and existing evidence available, as well as establishing the need for further evidence. The report identified the main impacts

on the District's European sites and was subsequently used to inform the preparation of a full Appropriate Assessment for the Core Strategy and Site Specifics documents.

- 3.3 The Interim HRA of the North Norfolk First Draft Local Plan (Part 1) May 2019 [\[EL B9\]](#) concluded that at this stage, “whilst a conclusion of no adverse effects on European site integrity cannot currently be made. It is concluded that there are measures recommended or in progress that are capable of providing the necessary certainty to enable a conclusion of no adverse effects at the next iteration of the HRA”.
- 3.4 Being an iterative process, the findings were incorporated into the Plan and a final HRA commissioned to update the report and to take account of any changes. As such, the HRA Report Submission version December 2021 [\[EL A4\]](#) was submitted alongside the Local Plan for Examination (prepared by Footprint Ecology on behalf of the Council), which concluded that the North Norfolk Local Plan was in conformity with the Habitats Regulations, and at a plan level, a conclusion of no adverse effects, alone or in-combination, on European site integrity can be drawn.
- 3.5 Footprint Ecology also prepared Addendums to consider the implications of the Further Consultation proposals - HRA Addendum October 2024 [\[EL FC007\]](#), as well as the proposed Main Modifications (MM), Addendum- HRA of the Main Modifications August 2025 [\[EL MMC03\]](#). Both Addendums concluded that all of the proposed changes would not materially change the overall findings and conclusions of the 2021 HRA Report. Strategic mitigation is in place for recreation through the established mitigation strategy (GIRAMS) and there is a requirement for nutrient neutrality in place for relevant sites, as well as, where necessary, a requirement for further project level HRAs and more detailed consideration for some sites. The final schedule of Main Modifications does not substantially alter the policies to impact on the HRA conclusions.

4. How the SA Has Been Taken Into Account In Preparing The Plan

- 4.1 Promoting sustainable development is at the heart of the NPPF. It should be noted that the Local Plan was examined against the 2021 version of the NPPF, as was in place at the time the Plan was submitted for examination in May 2023. The NPPF states that ‘the purpose of the planning system is to contribute to the achievement of sustainable development’. Therefore, the planning system must work towards providing economic, social and environmental gains through guiding development.

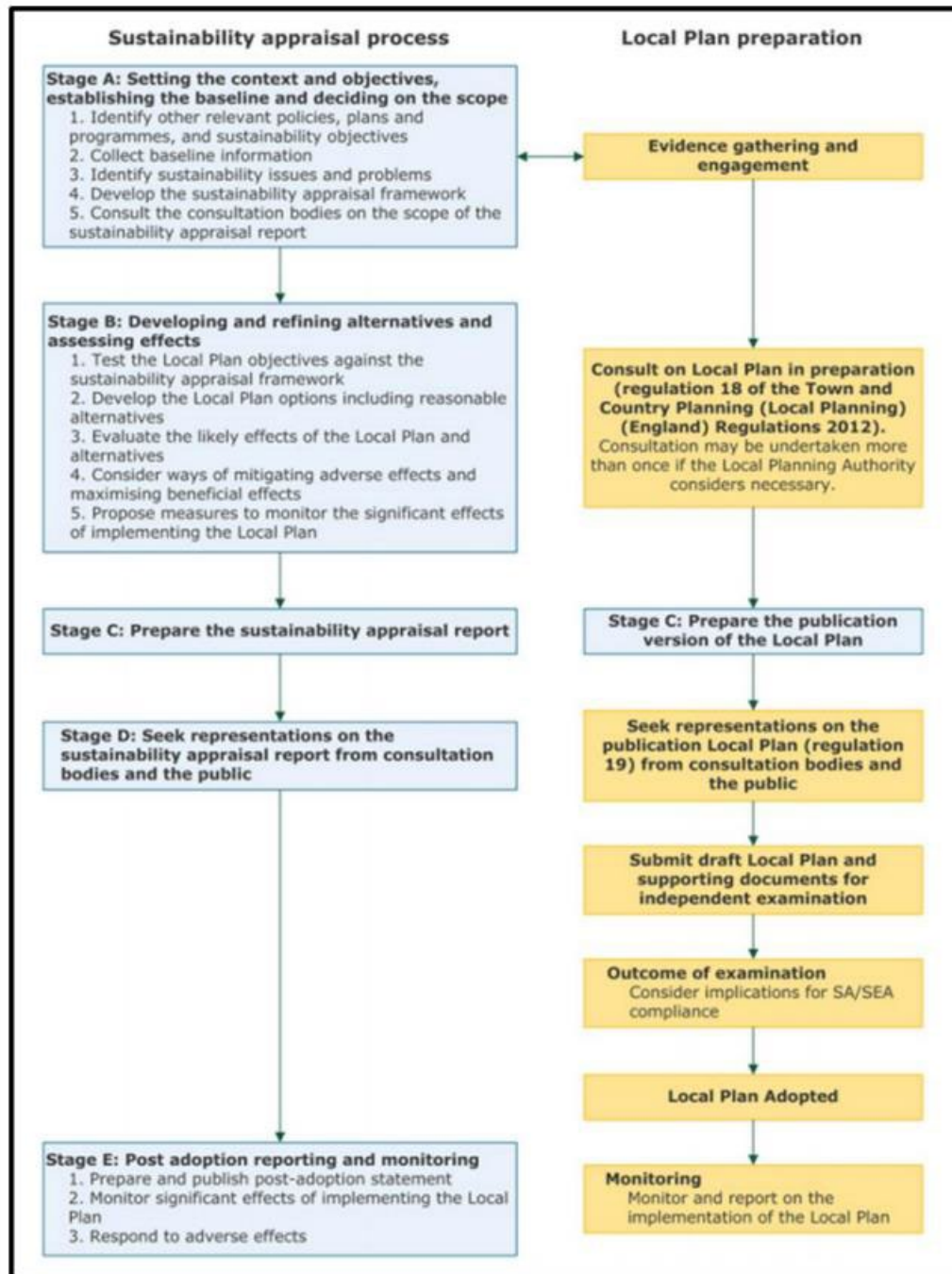
- 4.2 SA is an iterative process and the five stages of the SA process are set out below. Through the SA process, it is possible to highlight the sustainability implications of the policies and site allocations, as well as the spatial strategy. This Adoption Statement fulfils Stage E, post adoption reporting and monitoring, and it reflects on the process of completing the SA over the previous four stages. Figure 1 illustrates the stages of the SA alongside Local Plan preparation and each stage, in relation to the North Norfolk Local Plan, is detailed below.
- 4.3 The policies and sites within the North Norfolk Local Plan have been subject to Sustainability Appraisal throughout the development of the Local Plan along with reasonable alternative options. Each policy and proposal have been assessed against the social, environmental and economic objectives in the SA framework in order to establish the positive and negative effects. Where significant effects were found, potential mitigation measures were identified wherever possible. The results of the appraisals were used to inform the decision making process and establish appropriate options to take forward into the new Local Plan.
- 4.4 Each stage of developing the Local Plan has included undertaking Sustainability Appraisal to take account of new evidence and new policy options. These updates helped further refine the options to include in the Local Plan.
- 4.5 The Sustainability Appraisal Report [[EL A3](#)] included the individual appraisals for each policy option taken forward into the Local Plan as well as all of the reasonable alternative options considered. The reasons for discounting alternative options was clearly set out in section 6 of the Sustainability Appraisal Report (December 2022).
- 4.6 The main SA Report also included an overview of all of the policies to show the cumulative impact of the policies (section 9 and Tables 6 and 7). In most cases, the cumulative impact of the Plan on SA Objectives was found to have significant positive effects.

Stage A: Setting the context and objectives, establishing the base line and deciding on the scope

- 4.7 The first stage of the SA process was the production of a Draft Sustainability Appraisal Scoping Report (2016) [[EL B13](#)], which followed a topic-based structure, framed around eight broad themes. A range of existing information sources were identified and summaries prepared of the issues faced by the district and key criteria against which to assess the sustainability of the new Plan.
- 4.8 This report along with the 2019 Interim Sustainability Appraisal Scoping Report [[EL B8](#)] and Interim Sustainability Appraisal Report [[EL B7](#)], collectively form the Interim SA which fulfils Stage A of the SA process (Figure 1) which set the SA

methodology and identified those environmental, social and economic issues that had the potential to have a significant impact on the North Norfolk district and by setting objectives for the new Local Plan.

Figure 1: Stages of SA and Local Plan preparation



Stage B: Developing and refining options and assessing effects

- 4.9 The sustainability framework includes 16 SA Objectives, covering the issues set out in the SEA Regulations, against which the policies, site allocations and reasonable alternatives were appraised and likely significant effects evaluated.

- 4.10 The First Draft Local Plan (Part 1) Interim Sustainability Appraisal (2019) [\[EL B7\]](#) was multifunctional in that it identified and assessed the different policy options and sites as well as the reasonable alternatives in order to compare different approaches that could be taken to achieve the SA Objectives. In addition, the document identified and considered the mitigation measures envisaged to prevent, reduce and offset any significant adverse effects on the environment and provided proposals for a monitoring strategy of the significant effects of the Plan.

Stage C: Prepare the sustainability appraisal report

- 4.11 The Sustainability Appraisal Proposed Submission Version (2022) [\[EL A3\]](#) formed the SA of the policies and proposals of the North Norfolk Local Plan proposed submission version at Regulation 19 publication stage. The document reflected the preferred approach, where the recommendations and findings of the previous scoping and Interim SA reports fed into this document and which included the assessment of the cumulative, secondary and synergistic effects of the Plan.
- 4.12 Section 9 of the Sustainability Appraisal (2022) concluded that almost of the policies within the Plan would have positive effects on the social, environmental and economic aspects of sustainability overall and where a number of policies are also predicted to have significant positive effects on the built environment by seeking to protect and enhance settlement character, requiring high quality design, protecting amenity and enhancing open space.
- 4.13 Following the Local Plan examination hearing sessions in January – March 2024, an initial post-hearings letter dated 24 May 2024 [\[EH006 \(f\)\]](#) (received by the Council on 22 July 2024) set out three main soundness issues that the Council was required to address and re-consult on. An Addendum to the SA Appraisal [\[EL FC006\]](#) was consulted upon in November 2024 as part of the positive response to this, and which was specifically related to the areas of policy relating to Small Growth Villages, Gypsy & Travellers and new and extended site allocations and which also included a number of alternative sites. The Addendum to the SA concluded that the incorporation of the draft changes to the policies and proposals in the Plan is likely to strengthen the predicted significant positive effects on the environmental, social and economic aspects of sustainability.
- 4.14 A further Addendum: SA of the Main Modifications [\[EL MMC04\]](#) was published in August 2025 to support the Main Modifications to the North Norfolk Local Plan. Firstly, each of the 68 main modifications were screened to understand if the proposed changes would be likely to have material consequences to the outcomes of the policy in terms of likely significant effects upon the SA Objectives. The modifications that were considered could potentially have a significant effect on the Objectives were then re-assessed. The Addendum

concludes that the incorporation of the Main Modifications to the policies and site allocations in the Plan is likely to strengthen the predicted significant positive effects on the environmental, social and economic aspects of sustainability.

Stage D: Representations on the SA reports through Consultation and Examination in Public (EiP)

- 4.15 The SA has been consulted upon at each stage alongside the Local Plan development. The consultees included the general public and the relevant consultation bodies of Natural England, Historic England and the Environment Agency. Key consultation stages and dates were as follows:
- 4.16 Draft Sustainability Appraisal Scoping Report (2016) [\[EL B13\]](#) – published following on from the Regulation 18 Notification. The consultation period for this document was 10 October to 21 November 2016.
- 4.17 The consultation generated a number of responses and focused primarily on the SA Framework and, in particular, the Sustainability Appraisal Objectives and the Decision-Making Questions. Comments were also provided around specific areas of expertise, including the landscape, housing, water, crime, minerals and waste, flooding, climate change, biodiversity and the historic environment. Table 11 of the First draft Local Plan (Part 1) Interim Consultation Statement (2019) [\[EL B11\]](#) provided a summary table of how the representations were taken into account.
- 4.18 First Draft Local Plan (Part 1) Interim Sustainability Appraisal (2019) [\[EL B7\]](#) and First Draft Local Plan (Part 1) Interim Sustainability Appraisal Scoping Report (2019) [\[EL B8\]](#) – published alongside the Regulation 18 First Draft Local Plan (Part 1). Both documents were subject to consultation between 7 May to 19 June 2019 and where the consultation responses together with the Council’s responses to these comments regarding the SA was included at Appendix E: Schedule of Representations – Comments on Interim SA Reports & HRA Report, within the Consultation Statement Proposed Submission Version (2022) [\[EL B1\]](#).
- 4.19 Sustainability Appraisal Proposed Submission Version (2022) [\[EL A3\]](#) including non-technical summary, was published in support of the North Norfolk Local Plan (submission version). The consultation period was from 17 January to 7 March 2022. The consultation responses and Council’s responses to the comments regarding the SA was published at submission stage of the Plan (May 2023) as Appendix E: Schedule of Representations at Regulation 18 (Sustainability Appraisal and Habit Regulation Assessment) [\[EL A5.5\]](#). A number of responses are received including from Natural England, who confirm their general satisfaction with the methodology and baseline information used to inform the SA report, which meets the requirement of the SEA Directive.

- 4.20 North Norfolk's Local Plan (Regulation 19) along with the SA Report and other supporting documents was submitted to the Secretary of State for independent examination in May 2023. The first examination hearing sessions were held over during three weekly blocks between January – March 2024. These examined whether the Plan had been prepared in accordance with legal and procedural requirements and whether it is 'sound' in accordance with paragraph 36 of the NPPF (2024). The Inspector raised two specific questions regarding the SA:
- Have the likely environmental, social and economic effects of the plan been adequately addressed in the Sustainability Appraisal?
 - Does the appraisal test the plan against reasonable alternatives for the spatial strategy of the plan and the distribution of housing and employment land?
- 4.21 The Council addressed these questions through written responses (MIQ Matter 1 [EL EH007(a)]) and verbally at the hearing sessions. Following the hearing sessions the Inspector wrote to the Council - Initial Findings letter (received July 2024)[EL EH006(f)] which concluded that the Plan was unsound, but that it could be found sound by addressing the shortfall in housing provision together with any implications of an up to date accommodation assessment for gypsies, travellers and travelling showpeople.
- 4.22 Addendum to the SA Further Consultation (2024) [EL FC006] – published in support of the EIP regarding Further Consultation which presented an assessment of 11 Preferred Site Options and 3 Alternative Site Options, along with assessments of specific policy matters in relation to 11 additional Small Growth Villages and the increase of growth allowance from approximately 6% to 9% and amendments to Policy HOU 5 to take account of updated Gypsy & Traveller evidence. The consultation period was 7 November to 19 December 2024 and where the consultation responses. The resulting representations and officer responses published in a Schedule of Representations (Further Consultation) [EL EH006(l)] in January 2025. A number of comments were received regarding the SA Further Consultation Addendum, including from Natural England who confirm that the SA has been undertaken and meets the requirements of the SEA Directive, but had concerns regarding a number of the site allocations being located on Grade 1-3 Agricultural Land meaning a likely permanent loss of BMV Agricultural Land. However, it is acknowledged that North Norfolk has a limited amount of Previously Developed Land (PDL) and as such, the majority of development will require the use of undeveloped land. Natural England also commented that the increase in development will also increase recreational disturbance to designated sites and that not all sites have onsite recreational provision, and some of the provision is very small.

- 4.23 Addendum to the SA of the Main Modifications [[EL MMC04](#)] – was prepared to assess and describe the likely significant effects of the proposed Main Modifications after an initial screening for significant effects on the SA Objectives. This was published alongside the Main Modifications for consultation from 6 August to 17 September 2025.
- 4.24 Following consideration of the consultation responses received, the Inspector issued their final report to the Council on 31 October 2025. This included some minor amendments to the Main Modifications, but upon review, these were not of a nature that required a reassessment of the SA and were screened out.

Stage E: Monitoring the significant effects of implementing the Plan

- 4.25 This Adoption Statement forms part of the Stage E requirement, which involves:
- Finalising the objectives and methods for monitoring;
 - Responding to adverse effects;
 - Preparing a post-adoption statement (this document).
- 4.26 Stage E involves setting out how the monitoring of the significant effects of the Plan will be undertaken, in order to measure performance against sustainability objectives and inform future policy revisions. The sustainability effects of implementing the Local Plan must be monitored in order to identify unforeseen adverse effects and to enable any necessary remedial action.
- 4.27 Although monitoring is not required until the Plan is put into effect, the consideration of monitoring and indicators has been undertaken throughout the SA process and a monitoring framework for the SA Objectives was included in the Submission Version of the Local Plan (Section 24) [[EL A1](#)]. The monitoring framework will identify significant effects, which will be published within the Annual Monitoring Report (AMR) requiring regular monitoring following the adoption of the Local Plan. The table in Appendix A presents the monitoring indicators against the 16 sustainability objectives.

5. The Preferred Strategy and Options for the Plan

- 5.1 The SEA Regulations require that, ‘an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated’.
- 5.2 The various stages of developing the Sustainability Appraisal have provided an iterative and rational method for refining the options considered throughout the

Local Plan process. The various Sustainability Appraisal reports published during the preparation of the plan have also shown that reasonable alternative options have been considered and evaluated. The reports have clearly set out the objectives that each option has been evaluated against and the process of selection and rejection.

- 5.3 The full assessments and their results are included in the appendices of the Sustainability Appraisal Report [\[EL A3\]](#). Chapter 8 of the Sustainability Appraisal Report makes clear the reasons each alternative option was discounted. The alternative options considered generally performed less well against the sustainability appraisal framework than the preferred options.
- 5.4 Information considered before final decisions were made included:
- The SA findings, particularly the significant effects generated by each option.
 - The Local Plan's Vision for North Norfolk and Strategic Objectives.
 - Results of consultation and engagement with the public and stakeholders, including statutory consultees.
 - The evidence base for the Local Plan.

North Norfolk Vision Aims & Objectives

- 5.5 The Local Plan sets out the policies and plans to guide the future development in North Norfolk up to 2040. It identifies the scale of development required during this period and the key locations to meet this need. The Local Plan identifies 20 Objectives under 5 overarching themes of, delivering climate resilient sustainable development; protecting the natural and built heritage of the district; meeting accommodation needs; enabling economic growth; and delivering healthy communities.
- 5.6 The Aims and Objectives have evolved over time and have drawn on the Council's aspirations in relevant Corporate Plan, and particularly the current Corporate Plan 2023-2027. The Vision and 19 Objectives were originally appraised at Regulation 18 stage in the First Draft Local Plan (Part 1) Interim Sustainability Appraisal (Chapter 7) [\[EL B7\]](#) and where these were re-appraised at the Regulation 19 stage as detailed in Chapter 7 of the Sustainability Appraisal submission Version [\[EL A3\]](#). The final version of the Vision and Aims and Objectives are contained within the adopted Local Plan.

Quantum Options

- 5.7 The Council prepared a Housing and Economic Land Availability Assessment (HELAA) [\[EL D13 – D16, H1-H2\]](#) to determine the potential housing and economic

land supply in North Norfolk over the next 20 years, with Part 1 covering potential land for residential [EL D14] and Part 2 focussing on potential economic land [EL H1]. In terms of potential residential land, the HELAA (Part 1) assessment identified a potential land supply across the district that could deliver 51,904 dwellings. With the then housing requirement set at 420 dwellings per annum(dpa), it was concluded that it could be adequately delivered through the identified potential land supply. The HELAA (Part 2) identified that there was a total of 277 hectares of land in existing employment use and identified the potential for 168 hectares of employment land available during the plan period. The updated Policy HOU1 was reassessed with 557 dpa.

- 5.8 Further details on the alternatives considered and the reasons for selecting the preferred amount of development are set out

Strategic Spatial Options

- 5.9 Four distribution of growth (settlement hierarchy) options were appraised in the Interim SA Report (2019), which served to highlight sustainability issues, where some may be capable of being mitigated by site specific requirements in allocation policies or by criteria-based policies applying to all sites. The options covered were:
- Preferred Approach – settlement growth and expansion, where growth focuses larger scale proposals firstly in and around the district’s larger settlements and in particular those that provide the broadest range of day to day services but allowing modest growth in a selection of smaller villages and retaining the potential for rural exceptions development to deliver affordable housing.
 - SD3A – build a single large new settlement somewhere in the district.
 - SD3B – Rural dispersal. Allow more development in the smaller villages and rural area of the district.
 - SD3C – Settlement expansion with alternative distributions between places. Multiple options could be considered with greater or lesser quantities of growth in individual settlements.
- 5.10 The Preferred Approach for inclusion in the Local Plan was chosen as development in these locations would enable residents to choose to access services, jobs and facilities by walking, cycling and public transport and hence, reduce the need to travel by car and maximise the use of existing infrastructure. These locations have high levels of for affordable housing and allowing development here would enable the delivery of more affordable homes where they are most needed.
- 5.11 Subsequent to the first hearings, the Inspector in his Initial Findings Letter [EH006(i)] concluded in paragraph 16 that the Council’s spatial strategy, based on a settlement hierarchy with five tiers, where the majority of growth is directed to the

larger towns with successively lower levels of growth in the case of lower tiers, is a justified approach. However, the Inspector considered that the Plan's strategy in relation to Small Growth Villages (SGVs) was not justified or effective and should be widened through a number of options. The Council chose to pursue two of these options, namely, increasing the growth of SGVs from 6% to 9% and expanding the list of SGVs with an additional 11 villages, by including those with 1 key service and 3 secondary/ desirable services. The SA assessment of Policy SS1 in relation to the SGVs formed part of the Addendum to the SA Report [[EL FC006](#)].

- 5.12 The updated Preferred Approach ensures that the number of dwellings in any of the selected Small Growth Villages will have the opportunity for small scale growth through an increase of approximately 9% growth from the date of adoption of the Plan. The level of growth is seen to align with approximately 10% of the overall housing target of 8,900 dwellings and accords with the broader strategic policies in the Local Plan. The Policy Approach scores well against most of the environmental, social and economic SA Objectives as the focused growth pattern will help preserve the rural character of the district, while supporting a total of 34 SGVs to grow and thrive in accordance with the para. 83 of the NPPF (2023).

Strategic Location Options

- 5.13 All of the site allocations and alternative sites, as detailed in the Site Assessment Booklets [[EL D1-D12](#)], were appraised as part of the SA process. After the first hearings, the Inspector concluded that a number of proposed site allocations were not justified by the evidence and therefore, not suitable for inclusion in the Plan. Therefore, the following sites were removed from the Plan:

- Policy C07/2 Land at Cromer High Station, Norwich Road,
- Policy H27/1 Land at Heath Farm (Employment),
- Policy NW52 Land East of Bradfield Road (Employment),
- Policy SH07 Former Allotments, Weybourne Road,
- Policy W07/1 Land Adjacent Holkham Road,
- Policy LUD06/A Land at Eastern End of Grange Road.

- 5.14 In addition, the Inspector in his Initial Findings Letter [[EL EH006\(i\)](#)] concluded that the standard method should be followed to calculate local housing need, instead of the Council's bespoke method. Following the standard method and produces a local housing need of 557 dwelling per annum and a total of 8,900 dwellings over the Plan period. Given the shortfalls in 5 year housing land supply and the housing requirement within the overall Plan, the Inspector also considered that alongside the uncertainty of some unspecified development such as windfall, options to filling the shortfall included additional and extended site allocations. As part of the Further Consultation, 6 extensions to existing sites and 5 additional sites were

proposed in association with the identified Large Growth Towns, Small Growth Towns and Large Growth Villages. These sites, along with 3 alternative site options had already been identified in the main SA Report [[EL A3](#)] and were reappraised in the Addendum to the SA Report [[EL FC006](#)].

Other Strategic Policy Options

- 5.15 Overall, the Plan makes provision for delivering on the Council's corporate objectives. The overarching vision is to contribute to the achievement of climate resilient sustainable growth, enabling growth in the context of mitigation and adaptation to climate change whilst conserving & enhancing the natural environment, improving connectivity, open space and health. As such, action on climate change is embedded throughout this Local Plan and is an integral part of many policies, collectively the Plan sets a framework on how climate change could and should be considered, in order to achieve national and local targets and climate resilient sustainable development.
- 5.16 The Climate Change policies are seen as a step change in terms of how development is considered in light of the changing climate. Policies include sustainable construction linked to building regulations which are anticipated to be updated in a progressive way through the Governments Future Homes Standard. However, although these have been consulted upon, they have not yet been updated. Other policies relevant policies er areas of coastal management and sets the policy framework for coastal change adaptation, including rollback and replacement. Policy CC10 brings into the Local Plan the now national approach to biodiversity net gain while other policies seek appropriate provision of electric vehicle charging infrastructure in new residential and commercial development, addresses nutrient neutrality and the protection of trees, hedgerows & woodland, and also how flood risk and surface water drainage should be taken into account. These policies throughout their refinement, along with the suite of Environmental policies, have consistently scored positively, particularly against the environmental SA Objectives.
- 5.17 The Local Plan promotes a pro-active approach to housing delivery designed to deliver homes that meet the identified needs of the District. In particular, Policy HOU2 Delivering the Right Mix of Homes, ensures that the type size and tenure of hoes provided closely matches the existing predicted future needs of the local population. The policy identified that in the main not less than 50% of homes should be two- or three-bedroom properties in a mix comprising of approach 20% two bed and 80% three bed. The policy also sets two affordable housing zones which require the delivery of at least 15% or 35% affordable housing comprising of 25% intermediate with the remainder rented. With North Norfolk having one of the highest over 65 populations as a proportion of its total population and the fastest

growing cohort, the policy also includes the requirement for specialist provision as well as setting out the Council's approach to self-build properties. The Plan addresses other areas of housing delivery to provide for different circumstances and has a suite of policies covering rural exception sites, replacement dwellings, essential rural workers and a criteria approach to assessing proposals for Gypsies and Travellers. The Housing policies along with the Health & Communities policies, have been refined and informed by the SA assessments, with the final policies (post main modifications) scoring particularly positively in relation to the economic and social SA Objectives.

- 5.18` The approach to economic activity is predicated on past take up rates and the most optimistic evidenced scenario but allows for significantly more employment to come forward through flexible policies addressing local provision outside designated employment sites. A suite of policies covers different types of commercial activities including retail, and tourism development where the latter sets out a framework to consider proposals for new and extensions of tourist attractions and caravan sites and for retaining an adequate supply and mix of tourist accommodation. As such the policies offer the opportunity to strengthen the North Norfolk economy at the same time as considering its impacts on the local environment. The Economic policies have been refined and informed by the SA assessments throughout the local plan process and overall score positively, particularly on the social and economic SA Objectives.

Conclusion

- 5.19 As the SA Report [[EL A3](#)] and two SA Addendums [[EL FC006](#) & [MMC04](#)] demonstrate, the options and alternatives for the policies and site allocations included in the Local Plan have consistently been assessed against the 16 SA Objectives. The SA results informed which policy options, site allocations and proposals have been included in the Local Plan.
- 5.20 Within each iteration of the SA, it identified a range of broadly positive effects that the Vision and Objectives, policies, and site allocations had on economic, social and environmental factors. These consistently performed more favourably than the alternatives. As the Plan has progressed, the policies have become gradually more certain and the outputs from the SA better targeted.
- 5.21 The SA process recognises where there are tensions and uncertainties between the Plan's objectives, but the SA does not aim to ensure that all outputs are positive, only that possible tensions are identified and mitigations are in place (see para 4.3 above). However, the Plan and the SA have been tested through Examination, and the Council is satisfied that the final adopted version of the North Norfolk Local

Plan presents a favourable strategy when compared against reasonable alternatives.

6. Measures To Be Taken to Monitor Significant Environmental and Sustainability Effects Caused By Implementation Of The Local Plan

- 6.1 The SEA Regulations (2004) require that “The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” ([Regulation 17](#)), and that the Environmental Report should provide information on “a description of the measures envisaged concerning monitoring in accordance with regulation 17” ([Schedule 2](#)).
- 6.2 The Planning Practice Guidance (PPG) on SA states that it is not necessary to monitor everything and that monitoring should be focused on the significant sustainability effects, in terms of environmental, economic and social impacts, including significant effects where there is uncertainty and where monitoring would enable preventative or mitigation measures to be taken. However, in order to address the requirement in SEA Regulation 17 noted above to “identify unforeseen adverse effects at an early stage and be able to undertake appropriate remedial action”, and taking precautionary approach, measures have been proposed to monitor sustainability effects for all the objectives in the SA framework.
- 6.3 The indicators recommended to be used to monitor the potential sustainability effects of implementing the Local Plan are set out by each SA Objective in Appendix A. These have also been set out in Chapter 24 of the Local Plan as part of the Monitoring Framework.
- 6.4 Going forward, the monitoring results will be published in the Council’s Annual Monitoring Report.

Appendix A: Key Indicators for Monitoring of SA Objectives

Sustainability Appraisal Objective/s	Monitoring Indicators
SA1: To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	Number and percentage of dwellings completed on Previously Developed Land.
	Number of permissions for the relocation and replacement of development affected by coastal erosion.
	Area of Grade 1, 2, 3a or 3b agricultural land lost to development.
SA2: To minimise waste generation and avoid the sterilisation of mineral resources.	Percentage of household waste that is recycled / re-used / composted.
SA3: To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	Percentage of new dwellings, including building conversions that meet or exceed the Government's Building Regulations requirement of 110 litres water use per person per day.
SA4: To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	Per Capita CO2 Levels.
	Ha of new development permitted in areas at risk of flooding.
SA5: To minimise pollution and to remediate contaminated land.	Number of Air Quality Management Areas (AQMAs).
	Number of contaminated sites remediated through the planning process
SA6: To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	Percentage of SSSI in favourable, unfavourable and recovering condition.
	Contributions to the strategic mitigation package contained in GIRAMS.
	Percentage of the District's County Wildlife Sites (CWSs) in positive conservation management.
SA7: To increase the provision of green infrastructure.	GI permitted / provided (ha).
SA8: To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	Percentage of conservation areas with current Conservation Area Appraisals and Management Plans.
SA9: To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	Number of heritage assets 'at Risk'.
SA10: To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	Health indicators e.g. rate of diabetes diagnoses (17+) and rate of dementia diagnoses (65+). Obesity rates.

Sustainability Appraisal Objective/s	Monitoring Indicators
	Amount of new open space provided / loss of Open Space (sqm).
SA11: To reduce crime and the fear of crime.	Recorded crimes per 1,000 population.
SA12: To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	Amount and type of new housing, including affordable, care/sheltered housing and number of care/nursing home beds.
	Number and locations of exception site permissions and housing completions.
	Number of and percentage of dwellings that meet or exceed the Government's Technical Standards- Nationally described Space Standards.
SA13: To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	Employee jobs by industry
	New employment permitted by use class (sqm).
SA14: To encourage investment.	Value of tourism and the number of tourism supported jobs.
SA15: To maintain and enhance town centres.	Vacancy rates within town centres and floor space for Retail and Main town centre uses. E(a) Display or retail sale of goods, other than hot food; E(b) Sale of food and drink for consumption (mostly) on the premises; and E(c) Provision of:
	E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), or
	E(c)(iii) Other appropriate services in a commercial, business or service locality.
	Number/ floorspace of retail units lost (including through Permitted Development).
	Number / floor space new retail provision per town centre, edge of centre, out of centre location.
SA16: To reduce the need to travel and to promote the use of sustainable transport.	Number of permissions / units granted in each of the tiers of the settlement hierarchy and percentage of overall growth.

End